WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/08 14:40 2 pg:
Fees:13.00 Taxes:869.50

20080123-0007179

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~October 26, 2008.~~ 11/22/10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — My Commission Expires November 22, 2010

THIS INSTRUMENT WAS PREPARED BY:
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Martin and Sarah Martin, husband and wife	Wells Fargo Bank, N.A.	061-16 / 336
(NAME)	(NAME)	
1422 Greenland Avenue	P.O. Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dennis Bryant, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Martin and Sarah Martin, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10, Block "C" of the Country Club Estates, as shown of record in Plat Book 843, Page 95, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dennis Bryant, an unmarried man by Deed from Blue Ridge Investment Group, LLC, a Delaware Company, filed for record 04/24/07 as Instrument No. 20070424-0048968, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 843, Page 95, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1422 Greenland Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of January, 2008.

Dennis Bryant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Dennis Bryant, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of January, 2008.
Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds